

**ZONING COMMITTEE
MINUTES
WEDNESDAY, JUNE 1, 2011**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, June 1, 2011** in Committee Room #2, at 9:40 a.m.

The following members were present:

**The Honorable Aaron Watson, Chair
The Honorable Cleta Winslow, Vice Chair
The Honorable Keisha Lance Bottoms
The Honorable Carla Smith
The Honorable Howard Shook
The Honorable Ivory Lee Young, Jr.**

The following member was absent:

The Honorable Kwanza Hall

Others present at the meeting were: Director Charletta Wilson-Jacks, Department of Planning and Community Development; City Attorneys Lem Ward and Jeffery Haymore, Law Department and members of the public and Council staff.

- A. ADOPTION OF AGENDA - **ADOPTED AS AMENDED BY ADDING ONE
PIECE OF LEGISLATION****
- B. APPROVAL OF MINUTES - **APPROVED****
- C. ORDINANCE FOR FIRST READING**

11-O-0824 (1) An Ordinance by Zoning Committee to amend Section 6-4028 and to create Section 6-4028.1 of the Land Development Code, Part III of the Code of Ordinances, so as to change the Deferral Fee for variance and special exception applications before the Board of Zoning Adjustment to a flat fee for each instance that the Board grants an applicant's request for deferral to a subsequent public hearing on the application; and for other purposes. **(To be Advertised for a Public Hearing)**

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

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D. PAPERS HELD IN COMMITTEE

10-O-0013 (1)
Z-07-113 An Ordinance by Councilmember Aaron Watson **as substituted and amended by Zoning Committee** to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Substituted as amended and held 1/13/10 at the request of the District Councilmember)**

Depth: Approximately 1,010 Feet

Area: Approximately 10.32 Acres

Land Lot: 42, 14th District, Fulton County, Georgia

Owner: JWGST LLC/Joseph Wiles

Applicant: Jason Fritz

NPU-Y

Council District 1

HELD

10-O-0018 (2)
Z-08-73 An Ordinance by Councilmember Aaron Watson **as substituted and amended by Zoning Committee** to rezone from the R-4 (Single Family Residential) and NC-2 (Neighborhood Commercial) Districts to the NC-2 (Neighborhood Commercial) District, properties located at **1146 Portland Street, SE, 1152 Portland Street, SE, 1131 Glenwood Avenue, SE, 1137 Glenwood Avenue, SE 525/527 Moreland Avenue, SE, 529 Moreland Avenue, SE, 535 Moreland Avenue, SE and 537 Moreland Avenue, SE**, fronting approximately 250 feet on the north side of Portland Avenue, approximately 300 feet on the west side of Moreland Avenue and approximately 250 feet on the south side of Glenwood Avenue. **(Substituted and held 1/13/10 at the request of the District Councilmember)**

HELD

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D. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-0035 (3)
U-09-22 An Ordinance by Councilmember Aaron Watson granting a Special Use Permit for a Day Care Center pursuant to Section 16-08.005 (l) (b) for property located at **3751 Martin Luther King, Jr. Drive, SW**, fronting approximately 165 feet on the southeasterly side of Martin Luther King, Jr. Drive at the northeastern intersection of Martin Luther King, Jr. Drive and Bolton Road. **(Held 1/27/10 at the request of the District Councilmember)**
Depth: Varies
Area: Approximately 5.8 Acres
Land Lot: 15, 14th District, Fulton County, Georgia
Owner: Charitable Connections, Inc.
Applicant: Charitable Connections, Inc./Michelle R. Uchiyema
NPU-H **Council District 10**

HELD

10-O-0031 (4)
U-09-17 An Ordinance by Councilmember Aaron Watson **as amended by Zoning Committee** granting a Special Use Permit for a Personal Care Home pursuant to Section 16-08.005 (1)(f) for property located at **762 Bender Street, SW**, fronting approximately 60 feet on the east side of Bender Street, at the southeast corner of Bender Street and Stephens Street. **(Amended and held 2/24/10 at the request of the Councilmember of the District)**
Depth: Varies
Area: Approximately 0.147 Acre
Land Lot: 86, 14th District, Fulton County, Georgia
Owner: Deborah L. Turner
Applicant: Deborah L. Turner
NPU-V **Council District 4**

HELD

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D. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-1473 (5)
U-10-24

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit under the provisions of Section 16-06.005(l)(g) for a Personal Care Home, property located at **2695 Dodson Terrace, SW**, fronting 75 feet on the north side of Dodson Terrace and approximately 480 feet west of the intersection of Dodson Terrace and Dodson Drive. **(Held 9/29/10) (Held at the request of the District Councilmember)**

Depth: Varies
 Area: Approximately 0.2894 Acre
 Land Lot: 199, 14th District, Fulton County, Georgia
 Owner: Nnenna M. Ekeke
 Applicant: Nnenna M. Ekeke

NPU-R **Council District 11**

HELD

10-O-1886 (6)
Z-10-29

An Ordinance by Zoning Committee to rezone property from the R-5 (Two Family Residential) district to the R-4B (Single-Family Residential) District, for property located at **815 Kirkwood (a.k.a. 812 Harold Avenue), SE**, property fronting approximately 50 feet on the north side of Harold Avenue beginning 400 feet from the west side of Chester Avenue. **(Held 3/2/11) (Held at the request of the District Councilmember)**

Depth: 100 Feet
 Area: Approximately 0.114 Acre
 Land Lot: 20, 14th District, Fulton County, Georgia
 Owner: Drum Custom Renovations, LLC
 Applicant: Nathan J. Boston

NPU-N **Council District 5**

HELD

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E. ITEMS NOT ON THE AGENDA

ORDINANCE FOR FIRST READING

11-O-0857 (1) An Ordinance by Zoning Committee granting a Special
U-11-18 Use Permit pursuant to Section 16-28.023 (2)(c)(3) and
*** Section 16-28.027 (3)(c) of the City of Atlanta Zoning
 Ordinance for a Transfer of Excess Development Rights.
 Said use is granted to Atlanta BeltLine, Inc., (Recipient
 Parcel) its successors, assigns and all subsequent owners
 and are to be transferred from the **690 Morgan Street, NE.**
 (a.k.a. 0 North Avenue Tax Parcel identification 14-0018-
 0001-026-5), (Donor Parcel).

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

LINK TO ZRB PENDING LEGISLATION

<http://citycouncil.atlantaga.gov/2011/pendingzrb.htm>

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:43 a.m.

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Aaron Watson, Chair